



- NOTES:
- 1.) THE PROPERTY CURRENTLY CONTAINS A 2 STORY DWELLING. (120 EAST JEROME AVENUE) THE APPLICANT PROPOSES TO REMOVE THE EXISTING DWELLING & MULTI-LEVEL DECKS AND PROPOSES TO CONSTRUCT A NEW 3 STORY FRAME DWELLING & MULTI-LEVEL DECKS WITH GARAGE WITHIN THE SAME FOOTPRINT AS THE EXISTING STRUCTURES.
 - 2.) PROPOSED CRAWLSPACE FLOOR=12.5
PROPOSED GARAGE FLOOR=12.5
PROPOSED 1st FLOOR=16.00
PROPOSED 2nd FLOOR=25.17
PROPOSED 3rd FLOOR=35.33
 - 3.) ELEVATIONS BASED ON 1988 NAVD VERTICAL DATUM.
 - 4.) PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 06/06/2022.
 - 5.) SITE LOCATED IN FLOOD HAZARD ZONE VE, ELEVATION 13.0 (1988 DATUM) AND AO (DEPTH 1 FT.) AS PER FLOOD INSURANCE RATE MAP, PANEL 602 OF 611, COMMUNITY NO. 345301 0602 F, MAP NUMBER 34029C0602F, EFFECTIVE SEPTEMBER 29, 2006.
 - 6.) **SITE LOCATED IN FLOOD HAZARD ZONE VE (EL: 13) WITHIN AN AREA OF MODERATE WAVE ACTION AND ZONE "X" AS PER PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL 602 OF 660, COMMUNITY NO. 345301 0602 G, MAP NUMBER 34029C0602G, RELEASED JANUARY 30, 2015.
 - 7.) **MUNICIPAL FLOOD ZONE REQUIREMENTS: VE (EL: 14)
 - 8.) WATER AND SEWER SERVICE IS PROVIDED BY EXISTING MUNICIPAL UTILITIES. PROPOSED UTILITY LOCATIONS SHOWN ON PLAN ARE PICTORIAL AND SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, DEMOLITION OR CONSTRUCTION.
 - 9.) HOUSE DIMENSIONS OBTAINED FROM PLANS BY TEN 10 ARCHITECTURE, DATED 07/06/2022.
 - 10.) ALL SURFACE STORM WATER RUNOFF IS TO BE DIRECTED TOWARD PERMEABLE GROUND AREAS.
 - 11.) BUILDER TO VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE FINISHED GRADE ALONG THE WEST SIDE OF THE HOUSE TO THE HIGHEST POINT OF THE ROOF IS NOT TO EXCEED 36 FEET.
 - 12.) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR VE FLOOD ZONES, SUCH AS LOWEST HORIZONTAL STRUCTURAL MEMBERS, FREEBOARD, BREAKAWAY WALLS, FLOOD VENTING, GRADING, UTILITIES, ETC.
 - 13.) NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING. LANDSCAPE FABRIC SHALL BE USED.
 - 14.) A SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED SOIL EROSION CONTROL PLAN.
 - 15.) THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.
 - 16.) BOTTOM OF ELECTRIC METER BOX SHALL BE INSTALLED A MINIMUM OF 1' ABOVE BFE (14+1=15). CENTER OF METER SOCKET SHALL BE INSTALLED A MAXIMUM OF 5 FEET ABOVE FINISHED GRADE.

R-50 GENERAL RESIDENCE ZONE:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	5,000 S.F.	26,460 S.F.±	N/C
MINIMUM LOT WIDTH:	40.00 FT.(ENC)	40.00 FT.(ENC)	N/C
MINIMUM LOT DEPTH(1/2 BLOCK WIDTH):	80 FT.	40.00 FT.(ENC)	N/C
MINIMUM FRONT SETBACK:	15.00 FT.	2.69 FT.	15.00 FT.(PV)
MINIMUM REAR SETBACK (WEST):	20 FT.	17.2 FT.	20 FT.
MINIMUM REAR SETBACK (EAST):	1.2 FT.	1.2 FT.	1.2 FT.
MINIMUM SIDE SETBACK (SOUTH):	4 FT.	4.5 FT.	4.5 FT.
MINIMUM SIDE SETBACK ALONG STREET (NORTH):	15 FT.	14.3 FT.(SOUTH)(ENC)	14.85 FT.(PV)
MINIMUM DISTANCE FROM ADJOINING DWELLING:	3.30 S.F.	3.30 S.F.	4.241 S.F.(a)
MINIMUM FLOOR AREA: (14 S.F./100 S.F. area)	630 S.F.	9.3 %	52.3 % (a)
MAXIMUM LOT COVERAGE:	25 %	2 SPACES	2 SPACES
MAXIMUM IMPERVIOUS COVERAGE:	25 %	2 SPACES	2 SPACES
MINIMUM OFF STREET PARKING:	36 FT. (c)	30.2 FT. ±	30.2 FT. (c)
MAXIMUM BUILDING HEIGHT:			
ACCESSORY STRUCTURES:			
MINIMUM SIDE SETBACK:	4 FT.	N/A	N/A
MINIMUM REAR SETBACK:	4 FT.	N/A	N/A

LOT COVERAGE BREAKDOWN (SF)	HOUSE	BUILDING	IMPERVIOUS
MINIMUM	1,750	1,750	
EXISTING	832	832	
PROPOSED	32	32	
AC DECK	38	38	
DRIVEWAY & WALK	8	8	
TOTAL	2,562/9.8%	3,194/62.3%	

* EXCLUDES BOTTOM STEP ** EXEMPT

LEGEND:

- - - EXISTING ELEVATION
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- 7.00 PROPOSED ELEVATION
- DRAINAGE FLOW ARROW

SITE ADDRESS:
120 E JEROME AVENUE
LONG BEACH TOWNSHIP

META DATA
UNITS: USFT
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1988

VARIANCE PLAN

PREPARED FOR
CRAIG & LORI ISRAELITE

BLOCK 11.30 LOTS 7 & 8
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

JOSEPH L. LAZOK, P.L.S.
NEW JERSEY PROFESSIONAL LAND SURVEYOR 37200

JASON M. MARCIANO, P.E., P.P.
NEW JERSEY PROFESSIONAL ENGINEER 44811
NEW JERSEY PROFESSIONAL PLANNER 06040

JOB No.: 2022-0218
DRAWN BY: DLG
CHECKED BY: JMM

TAX MAP SHEET No.: 14
SCALE: AS INDICATED
DATE PREPARED: 07/07/2022

DATE: Jul 7, 2022

REVISIONS